

River City Inspection LLC

503 Red Baron Dr Shreveport LA 71115
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SUMMARY REPORT

Client: Elaine Blyzes
Inspection Address: 503 Red Baron Dr, Shreveport, LA 71115
Inspection Date: 10/5/2015 Start: 9:00 am End: 11:00 am
Inspected by: Edward Griffith

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. The summary is a brief overview of the full report but is not a substitute for the full report. It is imperative that you read the full report as there may be items in the full report that do not appear in the summary that you wish to have repaired or further evaluated.

Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. Service by licensed, qualified and independent contractors is essential, because a specialist may very well identify further defects or recommend upgrades that could affect your evaluation of the property.

Be advised that this report is void in the absence of a signed and dated Building and Inspection Authorization Contract with River City Inspection LLC. None of the information in this report may be used for any reason if the referenced contract has not been signed by the purchaser and an authorized agent of River City Inspection LLC on the property referenced in this report. If you have not been given a Building Inspection and Authorization Contract please call River City Inspection LLC at 318-393-1616 to have a contract in place prior to utilizing the information contained in this report. This home inspection is not to be relied on to satisfy the requirements of any insurance or mortgage provider.

This report is the exclusive property of River City Inspection LLC and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

General Property Conditions:

Exterior

House Wall Finish

House Wall Finish Observations

Components and Conditions Needing Service

- There are sections of the siding in need of repair. These are primarily located along the bottom of the siding. The photos are representative of the damage but we may not show all of the areas needing repairs.

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Exterior Components

Outlets

Components and Conditions Needing Service

- There is an electrical wire in the side yard that is not encased in conduit.



Roof

Composition Shingle Roof

Flashings

Components and Conditions Needing Service

- Several of the lead plumbing flashing's on the roof are deteriorated and should be replaced by a licensed roofing contractor to prevent leaks.



Gutters & Drainage

Components and Conditions Needing Service

- The gutters need to be cleaned and serviced to drain properly.
- In homes where gutters die into the side wall of a home, there is the potential for moisture issues. Problems arise when rain runs down the roof along the side of the wall and into the gutter. If the water is not purposely directed into the gutter, water may seep between the gutter end cap and the wall. Often the siding is notched in this area leaving a small gap where water can make its way into the interior of the wall. To prevent this, a small piece of "L" shaped metal, called kick-out or diverter flashing is installed. This flashing slips under the wall flashing and then is angled out to direct water into the gutter instead of down the wall where it could possibly penetrate into your home and cause unseen moisture damage. The picture here shows what a typical piece of properly installed diverter flashing looks like.



Kick-out Diverter or Flashing - Continued



Heat A/C

HVAC Split Systems

Refrigerant Lines

Components and Conditions Needing Service

- Insulation is missing from the refrigerant lines at the evaporator coil, which will allow condensation to form and drip, and should be installed.



Bathrooms

Half Bath

Toilet

Components and Conditions Needing Service

- The toilet is loose, and should be secured by a licensed plumber. This toilet is installed on a ceramic tile floor and likely only needs to be shimmed and caulked. I recommend service by a qualified, licensed and independent plumber.



Laundry

Laundry Room

Dryer Vent

Components and Conditions Needing Service

- The dryer vent must be kept clean, because trapped lint can rapidly turn into a hazard. River City Inspection recommends that you have the dryer vent cleaned prior to you connecting your dryer.

Attic

Primary Attic

Electrical

Components and Conditions Needing Service

- There is an open electrical junction box, which should be sealed so that any arcing or sparking would be contained within the box.

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